



DELEGATED OFFICER REPORT

Application Number:	251238
Site Address:	59 McCarthy Way, Finchampstead, Wokingham, RG40 4UA
Expiry Date:	22 July 2025
Site Visit Date:	26 June 2025
Proposal: Householder application for the proposed single storey rear extension following demolition of the existing conservatory, installation of rooflights and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Modest Development Location (Finchampstead North)
Landscape Character Assessment Area

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Finchampstead Neighbourhood Plan

PLANNING HISTORY

No relevant Planning History.

CONSULTATION RESPONSES

Internal

WBC Highways – No objection.
WBC CIL – No comments received.

External

None Consulted.

REPRESENTATIONS	
Parish/Town Council	Finchampstead Parish Council – The Committee resolved to raise no objection to this planning application. The Committee acknowledges the concerns raised by residents and requests that the planning officer gives them full and careful consideration. Officer comments: The planning officer will give full and careful consideration to the comments raised by residents.
Ward Member(s)	No comments received
Neighbours	8 comments (objections), excluding duplicated ones, have been received. The key issues/ themes which were raised were: • Overbearing Officer Comments: This will be discussed in the overbearing section of the report. • Light issues Officer Comments: This will be discussed in the loss of light section of the report. • The extension roof will be higher than the conservatory roof. Officer comments: This will be considered/ discussed in the report. • Issues with parking. Officer Comments: The Highways team reviewed the proposal and assessed that the number of parking spaces proposed will meet the council's current standards if the extension were to be constructed. Therefore, there should be no need for an increase in street parking as a result of this specific application. Pre-existing parking concerns or how the applicant may use the road for on street parking generally cannot be sought to be overcome as a result of this application. • Site notice not put up in the right place. Officer Comments: The Council notifies all adjoining residents by letter. This alone fulfils the Council's duty to publicise a planning application of this kind. A site notice is sent for display, but for a householder application in this location, its display is not mandatory as a starting point.

	• Noise Officer Comments: The proposal is for a single storey rear extension to a domestic dwelling. This is not considered to result in a substantial level of noise above and beyond the existing situation. Should noise issues arise, complaints are dealt with under separate legislation by the Council's Environmental Health team. • Not in keeping with the neighbourhood houses for example no extensions of this kind. Officer Comments: The Planning officer has accessed the application and has found examples of other rear extensions along Mccarthy Way (WBC Refs. 021695 and 242844). The planning officer considers that the proposed rear extension would not cause unprecedented harm to the neighbourhood or the character of the area. • Concerns that another person will be living at the property. Officer Comments: Planning Officers cannot control how many individuals live in a private family dwelling. • Congestion Officer Comments: WBC Highways team have not raised concern that this proposal would result in congestion on the existing highway network. • Emergency vehicles not gaining access to the area. Officer Comments: WBC Highways team have not raised concern that emergency vehicles will not be able to gain access to the area. • Parking on the pavement, making it hazardous to pedestrians. Officer Comments: WBC Highways team have confirmed there is sufficient parking on site as a result of this specific application and therefore should not overflow outside of the site. • Will destroy view of terrace gardens.
--	---

	Officer Comments: Individual views from private properties are not a material planning consideration. • Inappropriate to take up a large part of the garden by the extension. Officer Comments: See 'Amenity Space' section of the report.
--	--

APPRAISAL

Site Description:

59 Mcarthy Way is a two-storey terrace property in the village of Finchampstead a modest development location within Wokingham Borough. Mcarthy Way is made up of a variety of housing types from terrace properties to detached and semi-detached houses. The majority of houses have garages and driveways. Some of the houses along the street have front gardens and rear gardens.

The host dwelling is made out of brick and has a tiled roof. The property has no garage but does have access to a fairly small rear garden and a driveway. There is an existing conservatory, which is on level land, and then the garden slopes towards the rear.

Proposal:

The proposal is seeking permission for the proposed single storey rear extension with triangulated pitch roof following demolition of the existing conservatory. Also, there will be changes to fenestration and the installation of Velux style roof lights. The proposed single storey rear extension will facilitate a bedroom and shower room for the applicant's disabled father as well as an extension to the existing living room.

Following concerns raised by officers about potential loss of light and overbearing issues based on the original plans which included a 'lean to' roof, revised Plans were submitted to address these potential impacts on the neighbour at no. 61, Mcarthy Way, Finchampstead. The revised plans include a triangulated roof with parapet wall (5.84 metres wide by 3.62 metres high and with a depth of 4 metres) that would reduce the overall bulk of the scheme adjacent to the boundary of no. 61 Mcarthy Way.

A portion of the raised patio is to be levelled (lower) to the same level as the extension existing low levelled patio.

Principle of Development:

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham

Borough will be approved without delay unless material considerations indicate otherwise.

As the site is located in Finchampstead, the Finchampstead Neighbourhood Plan also applies. Whilst there is not specific policies on residential extensions, policy AHD1 generally supports development within development limits in line with the Core Strategy.

The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy.

Design and Character of the Area:

Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high-quality design without detriment to the amenities of adjoining land uses and occupiers.

The revised plans were assessed against the Borough Design Guide (BDG) section on criteria for rear extensions.

Rear extension:

In the BDG it states that rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary. In this case the rear extension measures 4 metres long and therefore meets this set criteria of the BDG.

Also, for rear extensions the BDG states that the maximum eaves and ridge height should be no more than those of the existing property. The maximum eaves height of the proposed rear extension measures 2.40 metres whilst the maximum eaves height of the existing property is 5.18 metres and is less than those of the existing property and therefore meets this set criteria of the BDG. The ridge height of the proposed rear extension measures 3.60 metres whilst the ridge height of the existing property is 8.38 metres and is less than those of the existing property and therefore meets this aspect of the BDG.

Another set criteria of the BDG for rear extensions are that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary. The eaves height of the proposed single storey rear extension is 2.40 metres and is therefore less than 3 metres within 2 metres of a side boundary and therefore meets this set criteria of the BDG.

In terms of materials, the existing roof of the house is made out of concrete pantiles. The proposed roof of the rear extension will also be constructed out of concrete tiles to match the existing roof. The existing walls of the house will be made out of facing brick work. The proposed extension will also be made out of facing brick work to match the existing property. The existing windows of the dwelling will be made out of UPVC Casement. The proposed extension windows will be made out of Velux style roof lights. The existing doors will be made out of UPVC. Whereas the proposed doors of the rear

extension will be made out of powder-coated Aluminium bi-folding/sliding doors. The materials should match the existing house or be as close as possible to the existing house and these will be secured via a condition.

There have been similar applications for single storey rear extensions in the area. No. 43 and no. 69 Mcarthy Way, Finchampstead have had similar applications for rear extensions (WBC Refs. 021695 and 242844) approved and implemented. This shows other houses in the area have had similar applications approved and as such would not be out keeping with the character of the area generally. In terms of this specific terrace, the application site and no. 63 have extensions/ additions to the rear which stagger the rear building line. As such, the rear building line of the terrace is not consistent as a starting point.

Overall, in terms of design it complies with all of the criteria of the BDG in a number of respects. The proposed **revised** single storey rear extension with a triangulated pitch roof would not have any detrimental effects on the existing street scene and character of the area. The proposal is deemed acceptable in terms of design and character.

Neighbouring Amenity:

Policy CP3 states that development should not have any detrimental effect on the amenities of adjoining land users. In the BDG the primary consideration for rear extension its impact upon neighbours.

Overlooking:

For rear extensions, the BDG states that the side walls of extensions must not contain windows especially at first floor level, to minimise any potential impact upon the privacy of neighbours. The proposed single storey rear extension will not include the addition of any new windows at first floor level due to the proposed rear extension being single storey.

The proposed development will include changes to fenestration. There will be no fenestration changes to the front of the property. However, at the side elevation south of the property there will be the addition of one roof light on the side of the roof. At the side elevation north of the property there will also be the installation of one roof light on the side of the roof. At the rear there will be changes to fenestration. The existing conservatory and bifold doors will be demolished and replaced with a single storey rear extension. This proposed rear extension will include the erection of bifold doors out into the garden. At the proposed rear extensions roof there will also be another rooflight.

The distance between the neighbouring habitable room windows of the application site and no. 17 The Spinney is 18.75 metres back-to-back which is a sizable distance. This, and the fact the extension would be single storey with rear boundary treatment will mean there should not be any substantial concerns regarding overlooking to the rear neighbour.

Loss of Light:

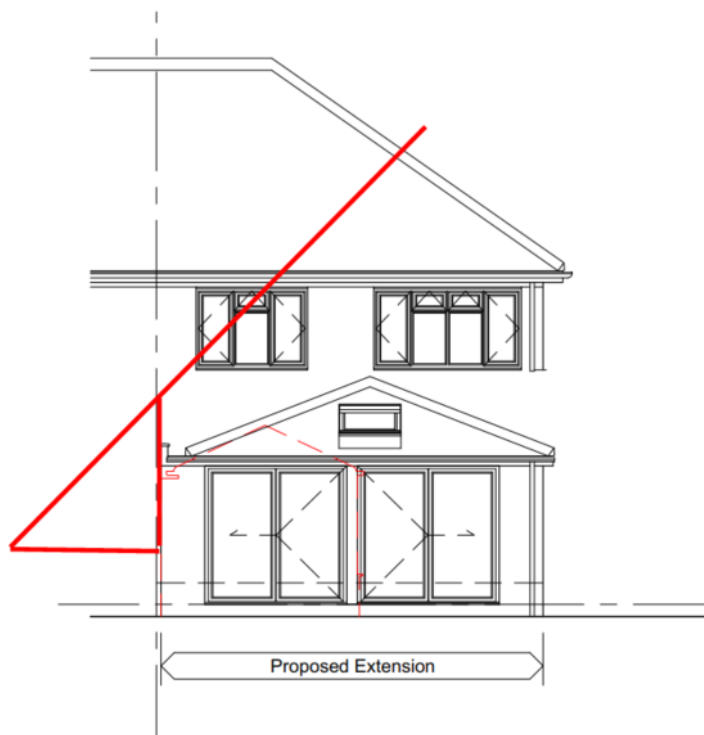
A 45-degree horizontal line was taken from the centre of the adjoining neighbour's closest habitable room using the original plans which had a pitched roof. The line was breached from the adjacent neighbour at no. 61 Mcarthy Way. However, the line was already breached by the existing conservatory. The depth of the existing conservatory is 3.45 metres whereas the depth of the proposed rear extension is 4 metres. There will be 0.55 metres increase in the built footprint which will only come out slightly further in the garden. As the line would be marginally breached the test fails and it was recommended to conduct a vertical 45-degree angle test to assess the revised plans submitted.

Vertical loss of light test:

As the proposed development failed the 45-degree horizontal loss of light test, a vertical loss of light test is required to see if the proposed development will result in any loss of light to the neighbour at no. 61 Mcarthy Way. The vertical test was carried out using the revised plans which includes a triangulated pitch roof and a parapet wall.

Figure 1 shows the vertical 45-degree angle test from the corner of the proposed extension. This test is advocated within the British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice to assess impact on daylight and sunlight levels to neighbours potentially impacted upon adjacent developments. As can be seen here the test is complied with in relation to the ground floor window to the nearest habitable room of the neighbouring property.

Figure 1 – annotated image to show 45-degree angle in relation to rear ground floor of the neighbouring property (not to scale).



As the proposed extension is ground floor only and has a triangulated pitch roof, the 45-degree vertical test would be complied with (see above) which demonstrates that there would only be a limited loss of light for this neighbour during the day. Also, due to there being a boundary fence between the two properties, no. 61 should only be able to see the roof of the rear extension from their garden.



Figure 2 – screenshot from Google Earth showing no. 61 McCarthy Way and the application site no. 59 McCarthy Way, Finchampstead. This shows the distance between the two properties. The window underneath no. 59 in the screenshot is the window of the neighbour at no. 61 where the vertical loss of light test was taken from. Please note the existing conservatory will be demolished for the proposed rear extension.

Overbearing:

The proposed single storey rear extension building line will come out further than the neighbour at no. 61 McCarthy Way, Finchampstead. The existing conservatory is already set further back from the rear elevation of no. 61 McCarthy Way by 3.5 metres and so there is already a degree of overbearing on the boundary. However, this extension would be of a slightly greater depth and would be greater in height.

A large portion of the extension would be screened by the boundary fence with the adjoining neighbour. The proposed roof would be triangulated and pitched with the eaves of the extension being comparable to the eaves of the existing conservatory. It is acknowledged that the additional roof form of this extension would be greater than the existing overall, however not considered to result in such overbearing impacts that would warrant refusal of the scheme. This is in light of the roof being pitched which means the bulk would not be relentless and owing to the depth of the extension not being excessive.

There are alleyways between the properties to the north and east of the application site and as a result will help to alleviate any substantial overbearing concerns to other neighbours in these directions.

As mentioned above, revised plans were submitted to address concerns of overbearing raised by officers. The triangulated pitch roof would not cause any overbearing concerns as it complies with the vertical 45-degree loss of light test and would be seen as less overbearing than the original pitched roof. Even with the height of the parapet wall this represents an entirely acceptable solution now.

Amenity Space:

The existing rear garden measures 11.15 metres long and the proposed rear extension will measure 4 in depth. Therefore, the remaining garden space will be 7.15 metres in length. This is more garden space than some properties along McCarthy Way and overall considered a sufficient level of amenity space would be retained to carry out basic day-to-day functions and recreation.

Highway Access and Parking Provision:

Policy CP6 of the Core Strategy states that development shall not cause highway problems. Policy CC07 states that development shall be provided with sufficient parking.

The WBC Highways team reviewed the proposal and raise no objection to the application.

They went on to further say that while the total number of habitable rooms cannot be identified, the extension will increase the numbers of habitable room by one and the development will require up to three parking spaces within the red line boundary which depends on the total number of habitable rooms. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The Highways team can accept absolute minimum dimensions of 4.8m x 2.4m by utilising the existing dropped crossing. The driveway will have sufficient spaces for three parked cars of dimensions 4.8m x 2.4m by utilising the existing dropped crossing, which is acceptable.

Other Highway concerns raised by objectors are commented on earlier in the report.

Conclusion:

Taking all the above into consideration, the proposal is deemed acceptable in relation to national and local policy and therefore recommended for approval subject to conditions.

Community Infrastructure Levy (CIL):

When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application, the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion, or belief. There is no indication or evidence (including from consultation on the application) that persons with protected

characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve subject to conditions: 1. Time Limit 2. Approved Plans 3. Materials as specified
Date:	23 July 2025
Earliest date for decision:	17 June 2025

Recommendation agreed by: (Authorised Officer)	
Date:	24/07/25